



CITY COUNCIL AGENDA REPORT

MEETING DATE: MARCH 15, 2004

ITEM NO:

SUBJECT: PLANNING APPLICATION PA-02-26
125 MESA DRIVE (NEWPORT HARBOR ANIMAL HOSPITAL)

FROM: DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

PRESENTATION BY: WENDY SHIH, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714-754-5136

RECOMMENDED ACTION

The Planning Commission recommends City Council approve a time extension to expire on January 6, 2005, by adoption of City Council resolution, subject to conditions.

BACKGROUND

On January 6, 2003, on recommendation of the Planning Commission, City Council approved a master plan (PA-02-26) for construction of a 6,000 sq. ft. addition to the Newport Harbor Animal Hospital, with minor conditional use permits to allow a reduction in required parking (46 spaces required; 39 proposed), and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed). Since building permits were not obtained prior to the one-year expiration of the project, the applicant requests an extension of time. At their meeting of February 23, 2004, the Planning Commission recommended approval of the extension by a 5-0 vote.

DISCUSSION

The property is zoned PDC (Planned Development Commercial). Proposed development within this zone is subject to approval of a master plan, under which Planning Commission makes a recommendation to City Council for final action. Since building permits were not obtained prior to the one-year time limit, Code allows the final review authority (City Council) to extend a planning application for successive periods of one year upon showing of good cause by the applicant (Sec. 13-29 (k)(2)(b)).

The project's construction drawings are currently in the plan check phase. The applicant is working on corrections as required by various City departments and expects to be ready to obtain building permits in a few weeks. All development standards for the PDC zone are unchanged since this project was approved.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

Legal review is not required.

ENVIRONMENTAL REVIEW

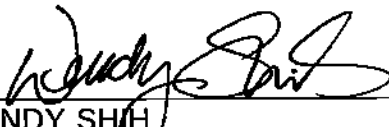
Pursuant to Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

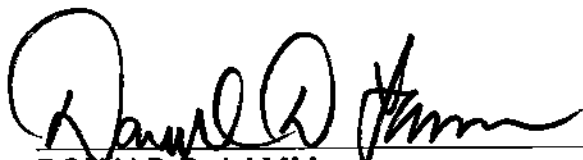
ALTERNATIVES

The addition could not be built if the requested extension of time is denied.

CONCLUSION

The proposed project complies with the intent of the City's code requirements while expanding the needed veterinary facilities. Applicable code sections have not changed since City Council approved the project last year.


WENDY SHIH
Associate Planner


DONALD D. LAMM
Deputy City Mgr. – Dev. Svs. Director

Attachments: Zoning/Location Map
Plans
Draft City Council Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Draft Conditions of Approval
Minutes of Planning Commission meeting of February 23, 2004
Planning Division Staff Report
Planning Commission Resolution

File Name: 031504PA0226X

Date: 3/1/04

Time: 9 a.m.

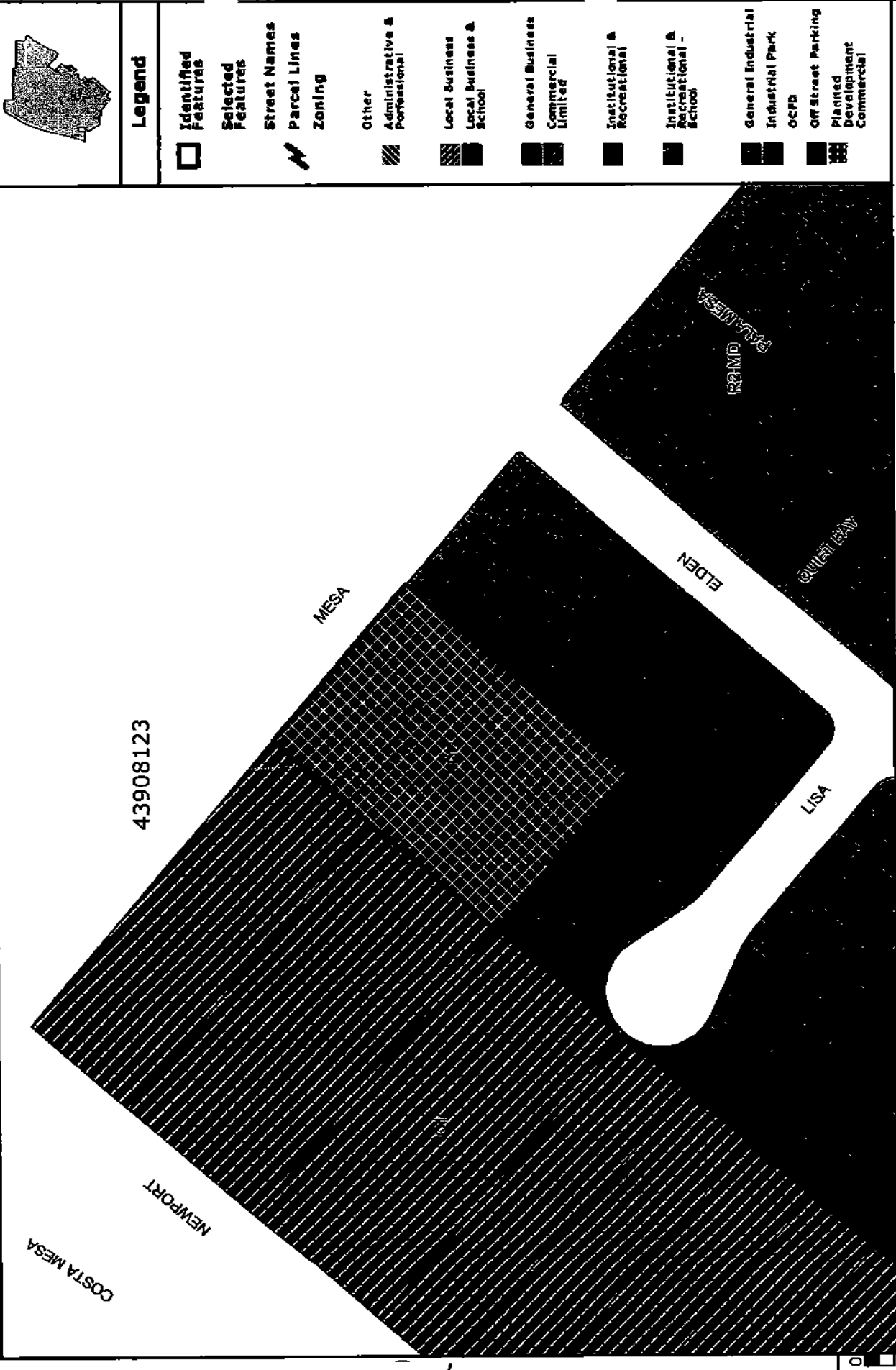
cc: City Manager
 Acting City Attorney
 Public Services Director
 City Clerk (2)
 Staff (4)
 File (2)

Earl Mellott
12752 Garden Grove Blvd., Ste. 100
Garden Grove, CA 92843

Dr. Ken Millian
Carpenter, Millian & Austin Co., L.P.
125 Mesa Drive
Costa Mesa, CA 92626

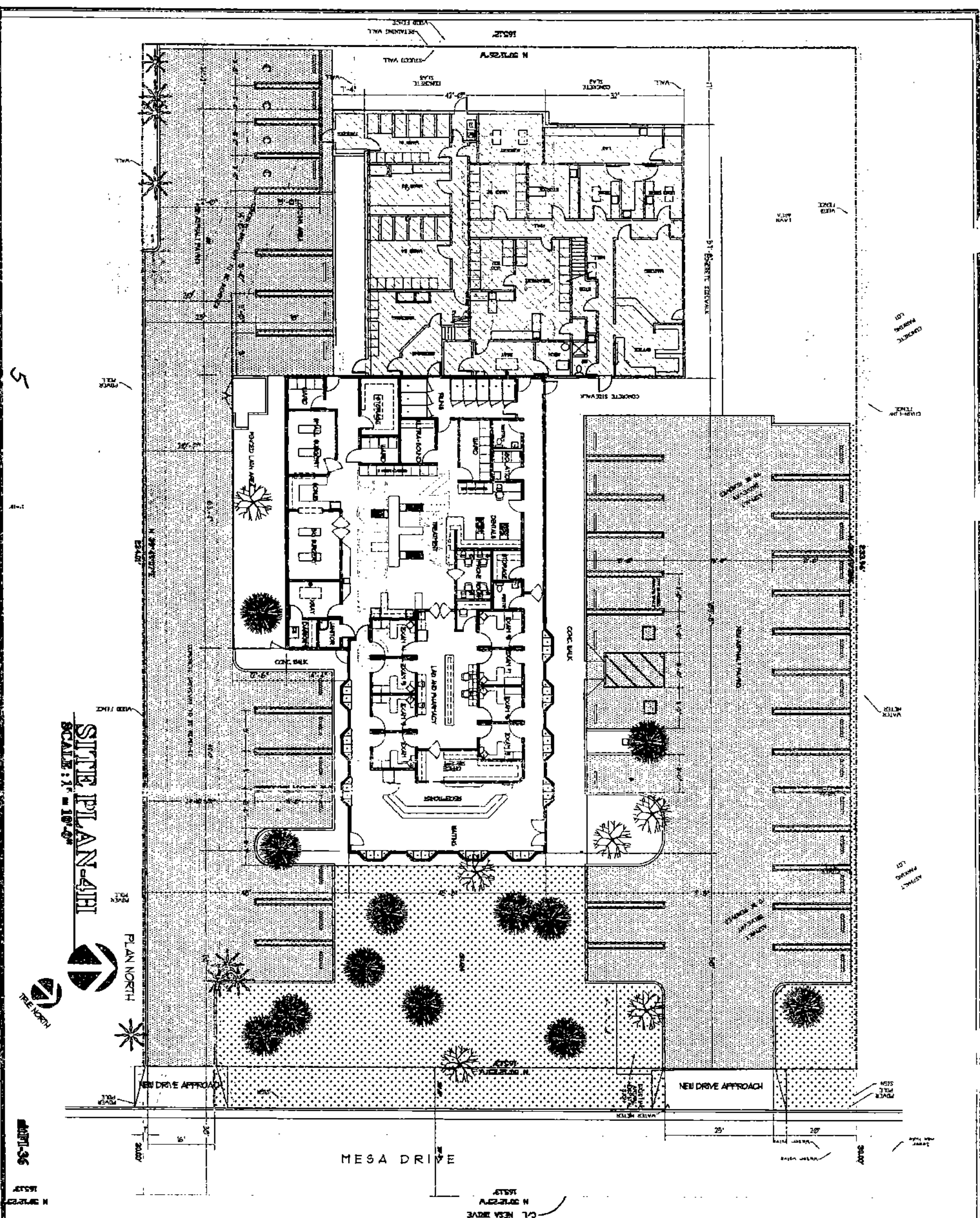
ZONING/LOCATION MAP

125 Mesa Drive



Legend

- ☐ Identified Features
- ☐ Selected Features
- ☐ Street Names
- ☐ Parcel Lines
- ☐ Zoning
- ☐ Other
- ☐ Administrative & Professional
- ☐ Local Business
- ☐ Local Business & School
- ☐ General Business Commercial Limited
- ☐ Institutional & Recreational
- ☐ Institutional & Recreational - School
- ☐ General Industrial
- ☐ Industrial Park
- ☐ OCPD
- ☐ Off Street Parking
- ☐ Planned Development Commercial



SITE PLAN-4H1
SCALE: 1" = 10'-0"

PLAN NORTH

PROJECT DATA

NEWPORT HARBOR ANIMAL HOSPITAL
3500 GARDEN GROVE BLVD.
GARDEN GROVE, CA 92643

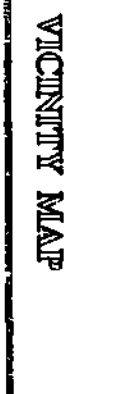
ARCHITECT
F. EARL MIELLOTT & ASSOCIATES
12732 GARDEN GROVE BLVD. STE. 100
GARDEN GROVE, CA 92643

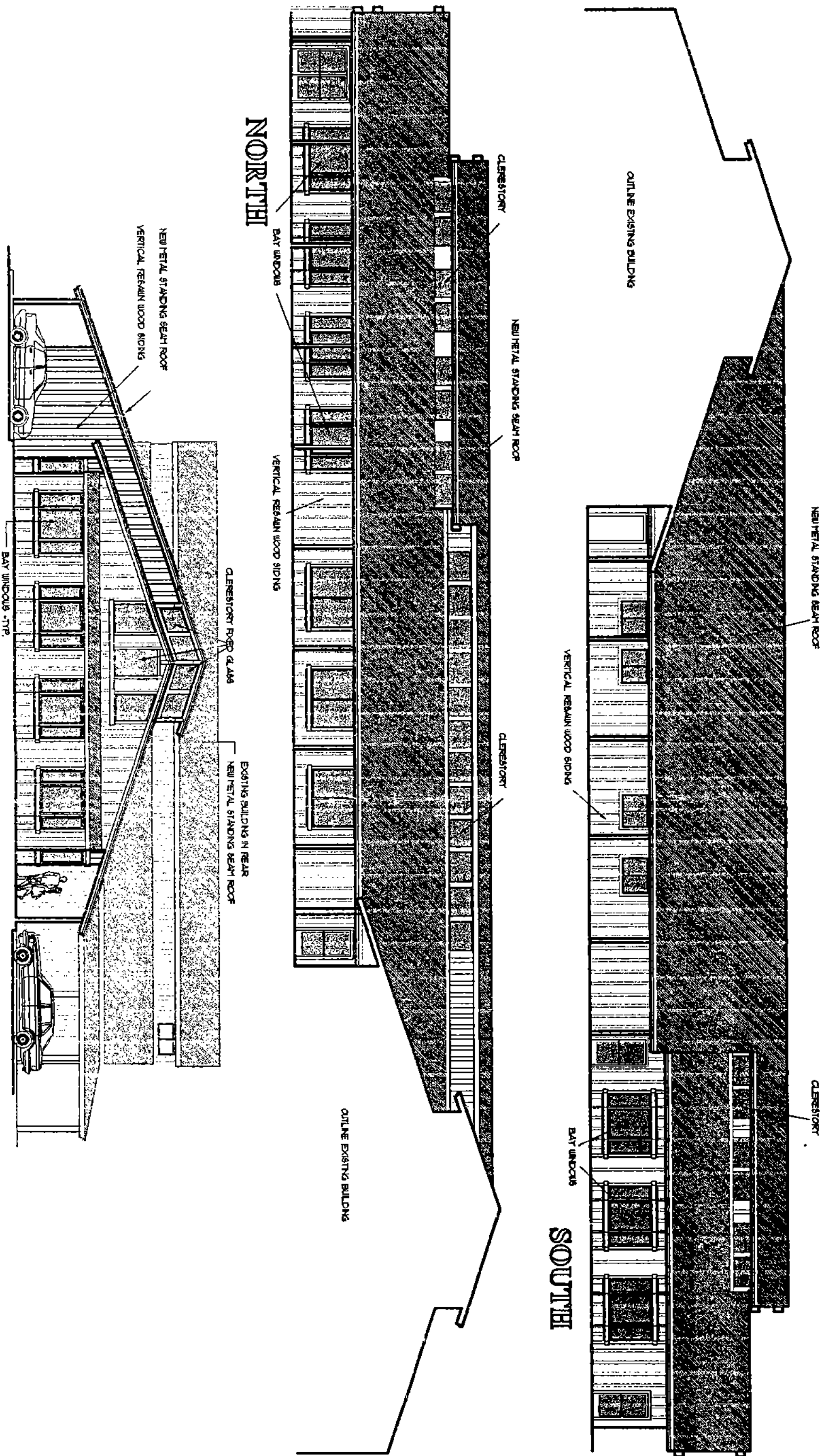
PARKING

STANDARD PARKING SPACES: 33
COMPACT PARKING SPACES: 4
HANDICAPPED PARKING SPACES: 2
TOTAL PARKING SPACES: 39

UTILITY COEFFICIENTS

ELECTRIC: Southern Cal Edison
GAS: City of Costa Mesa
TELEPHONE: AT&T
CABLE: Cable Co.





EAST

SOUTH

NORTH

6

EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

PA-02-026

<p>PROJECT NEWPORT HARBOR ANIMAL HOSPITAL NEW HOSPITAL BUILDING 221 HILL STREET, COSTA MESA, CA 92627</p>	<p>DATE 10/10/70</p>	<p>EXTERIOR ELEVATIONS</p>	<p>IF. EARL MELLOTT ARCHITECT AND ASSOCIATES 12782 GARDEN GROVE BLVD. STE. 100 GARDEN GROVE, CA 92643</p>	<p>TEL: (714) 657-7465</p>	<p>FORM SHEET NO. 1 OF 1 DATE 10/10/70 FEM</p>
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RESOLUTION NO 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING AN EXTENSION OF TIME FOR PLANNING APPLICATION PA-02-26

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Earl Mellott, authorized agent for Dr. Ken Millian, with respect to the real property located at 125 Mesa Drive, requesting an extension of time for a master plan for construction of a 6,000 sq. ft. addition to the existing Newport Harbor Animal Hospital with a minor conditional use permit to allow a reduction in required parking (46 spaces required; 39 proposed) and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed); and,

WHEREAS, the Planning Commission held a duly-noticed public hearing on February 23, 2004, and recommended approval of an extension of time for Planning Application PA-02-26; and

WHEREAS, a duly noticed public hearing was held by the City Council on March 15, 2004.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council of the City of Costa Mesa hereby **APPROVES** an extension of time for Planning Application PA-02-26 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-02-26 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 15th day of March, 2004.

ATTEST:

APPROVED AS TO FORM:

Deputy City Clerk of the City of Costa Mesa

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Julie Folcik, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 15th day of March 2004.

Deputy City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

EXHIBIT "A"**FINDINGS**

- A. The master plan meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Specifically, The building addition is proposed to match the existing building in terms of materials and architecture. The addition will be set back a sufficient distance from adjacent residential properties so as to be reasonably compatible and harmonious. An effort will be made to retain as many of the existing mature trees on the site as possible.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses both on-site as well as with those on surrounding properties.
 - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The proposed project complies with applicable performance standards prescribed in the Zoning Code.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The information presented complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the reduction in parking and the provision of 4 compact parking stalls will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, veterinary services would not be considered the same as medical services for purposes of calculating parking demand. The net increase in the exam and treatment areas for the new building is offset by the elimination of these facilities in the existing building. Also, the parking reduction will also allow for greater preservation of existing on-site landscaping, retaining the rural character of the property. No parking shortages or congestion is anticipated as a result of this use.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project, as conditioned, is consistent with Chapter IX, Article 11,

Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Street addresses shall be displayed on the freestanding sign or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
 2. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 3. The conditions of approval and ordinance or code provisions of planning application PA-02-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
 5. Show method of screening for all ground-mounted mechanical equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted electrical and mechanical equipment shall not be located in any landscaped setback visible from the street.
 6. All new construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure(s). Plans submitted for plan check shall indicate how this will be accomplished.
 7. Architectural elements shall be wrapped around to the side of building facades.
 8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 9. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, nor between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 10. Truck routes in general should be steered away from adjacent residential areas.
 11. If any archaeological objects are encountered during construction,

the contractor shall stop work immediately and notify the City.

12. The applicant shall provide one additional space in the northerly parking row furthest from the street, subject to Planning Division approval.
13. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
- Eng. 14. Maintain the public right-of-way in a "wet down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
- Trans. 15. Construct northern commercial driveway approach at location specified on submitted site plan. Maintain minimum 2 feet from top of "X" dimension to projected property lines. Refer to City standard for Type II drive approach for details.
16. Relocate southerly drive approach to maintain 2 feet minimum 2 feet from top of "X" dimension to projected property lines. Refer to City standard for Type II drive approach for details.
17. Relocate water meter to accommodate new northern commercial drive approach. Maintain minimum 2 feet from top of "X" dimension to relocated water meter.
18. Relocate "Do Not Pass" sign to accommodate new southern drive approach.
19. Maintain a minimum 20-foot wide drive aisle adjacent to southerly property line.
20. Relocate freestanding sign adjacent to northern drive approach to conform with City Ground Sign Requirements for visibility.
- PD 21. A list of security recommendations has been provided by the Police Department for the applicant's consideration.
22. No dog obedience training shall be permitted.

Excerpt from the minutes of the Planning Commission meeting of February 23, 2004

EXTENSION OF TIME FOR
PA-02-26

Ellis/Simon

The Chair opened the public hearing for consideration of an extension of time for Planning Application PA-02-26 for F. Earl Mellott, authorized agent for Dr. Ken Millian, for a master plan to allow construction of a 6,000 sq. ft. addition to the existing Newport Harbor Animal Hospital with a minor conditional use permit to allow a reduction in required parking (46 spaces required; 39 proposed) and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed), located at 125 Mesa Drive in a PDC zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a visual presentation of the site characteristics. She said staff recommends approval by adoption of Planning Commission resolution, subject to conditions.

Earl Mellott, authorized agent for the applicant, 12752 Garden Grove Boulevard, Garden Grove, agreed to the conditions of approval.

Luke McDaniel, 141 Mesa Drive, Costa Mesa, adjacent to the eastside of the subject property, said the applicants are great neighbors but there are currently some problems with the noise generated from the property; primarily, there seems to be a lot of emergencies; dogs are barking, and trash trucks are loud. He said he knows manager Pat Simpson and has complained to her, and also sent a letter to the City. He felt along with the expansion of the facility, a noise barrier, such as a concrete wall with some attractive landscaping, could be installed to buffer the noise.

In response to a question from the Chair, Sr. Deputy City Attorney stated that the only issue before the Commission at this time is whether to grant an extension. If the Commission wished to change any of the conditions, this item would have to be renoticed so people would be aware of the change in conditions. The Chair confirmed. He also commented that Mr. McDaniel's letter was discussed at the study session, and that some of the noise in part, resulted from staff failing to close the door when the animals were inside the facility. Mr. McDaniel stated that there is currently a wooden fence and having lived there, attested it does not do the job.

Commissioner Foley asked Mr. Mellott what his plan is for the existing wooden fence. Mr. Mellott said that his client wants to be a good neighbor and is willing to put up a block wall. He was not sure about how much landscaping they could do because they have asphalt paving up against the wall, but they would do some additional landscaping. He said they would not be able to bring

the wall all the way to the street because there would be a sight problem, but it should help to buffer the noise. Commissioner Foley confirmed with Mr. Mellott, even though the Commission could not formally make it a condition, that he was agreeable to building the wall and adding landscaping.

No one else wished to speak and the chair closed the public hearing.

MOTION
PA-02-26
Approved

A motion was made by Commissioner Bever, seconded by Vice Chair Perkins, and carried 5-0 to recommend to City Council, approval of an extension of time to January 6, 2005 for Planning Application PA-02-26, by adoption of Planning Commission Resolution PC-04-21, based on analysis and information contained in the Planning Division staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B."

In response to the Chair, Mr. Valantine stated that this item would go to the City Council meeting of March 15, 2004.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 23, 2004

U11.4.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-02-26 (TIME EXTENSION)
125 MESA DRIVE (NEWPORT HARBOR ANIMAL HOSPITAL)

DATE: FEBRUARY 12, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5636

PROJECT DESCRIPTION

The applicant requests an extension of time for a project approved by City Council on January 6, 2003.

APPLICANT

The applicant is Earl Mellot, representing Dr. Ken Millian, the property owner.

RECOMMENDATION

Recommend approval to City Council for extension to January 6, 2005, by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

On January 6, 2003, on recommendation of the Planning Commission, City Council approved a master plan (PA-02-26) for construction of a 6,000 sq. ft. addition to the existing Newport Harbor Animal Hospital with minor conditional use permits to allow a reduction in required parking (46 spaces required; 39 proposed), and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed). Since building permits were not obtained prior to the one-year expiration of the project, the applicant requests an extension of time.

ANALYSIS

The property is zoned PDC (Planned Development Commercial). Proposed development within this zone is subject to approval of a master plan, under which Planning Commission makes a recommendation to City Council for final action. Since building permits were not obtained prior to the one-year time limit, Code allows the final review authority (City Council) to extend a planning application for successive periods of one year upon showing of good cause by the applicant (Sec. 13-29 (k)(2)(b)).

The original approval included minor conditional use permits for reduction in required parking and for limited compact stalls. City Council felt that veterinary services would not generate the same level of parking demand as medical uses. Additionally, the increased exam and treatment areas in the addition are offset by the elimination of these facilities in the existing building. City Council found that the reduction in parking will not adversely affect surrounding properties and uses and will not create on-site parking congestion problems. All development standards for the PDC zone are unchanged since this project was approved. The project is currently in plan check. The applicant is working on corrections as required by various City departments.

ALTERNATIVES

The addition could not be built if the requested extension of time is denied.

CONCLUSION

The proposed project complies with the intent of the City's code requirements while expanding the needed veterinary facilities. Applicable code sections have not changed since City Council approved the project last year.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings adopted for PA-02-26
 Exhibit "B" – Conditions of approval adopted for PA-02-26
 Applicant's request for extension of time

Correspondence from Adjacent Property Owners
Original Planning Staff Report
Zoning/Location Map
Plans and Photos

File Name: 022304PA0226X

Date: 02/11/04

Time: 11:15 am

c: Deputy City Manager - Dev. Svcs. Director
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Earl Mellott
12752 Garden Grove Blvd., Ste. 100
Garden Grove, CA 92843

Dr. Ken Millian
Carpenter, Millian & Austin Co., L.P.
125 Mesa Drive
Costa Mesa, CA 92626

RESOLUTION NO. PC-04-21

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA RECOMMENDING APPROVAL OF
AN EXTENSION OF TIME FOR PLANNING APPLICATION
PA-02-26**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Earl Mellott, authorized agent for Dr. Ken Millian, with respect to the real property located at 125 Mesa Drive, requesting an extension of time for a master plan for construction of a 6,000 sq.ft. addition to the existing Newport Harbor Animal Hospital with a minor conditional use permit to allow a reduction in required parking (46 spaces required; 39 proposed) and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed); and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **RECOMMENDS APPROVAL** of the extension of time to January 6, 2005, for Planning Application PA-02-26 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-02-26 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of February, 2004.


Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 23, 2004, by the following votes:

AYES: COMMISSIONERS Garlich, Perkins, Bever, DeMaio, Foley

NOES: COMMISSIONERS None

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None



Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The master plan meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Specifically, The building addition is proposed to match the existing building in terms of materials and architecture. The addition will be set back a sufficient distance from adjacent residential properties so as to be reasonably compatible and harmonious. An effort will be made to retain as many of the existing mature trees on the site as possible.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses both on-site as well as with those on surrounding properties.
 - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The proposed project complies with applicable performance standards prescribed in the Zoning Code.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The information presented complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the reduction in parking and the provision of 4 compact parking stalls will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, veterinary services would not be considered the same as medical services for purposes of calculating parking demand. The net increase in the exam and treatment areas for the new building is offset by the elimination of these facilities in the existing building. Also, the parking reduction will also allow for greater preservation of existing on-site landscaping, retaining the rural character of the property. No parking shortages or congestion is anticipated as a result of this use.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. Street addresses shall be displayed on the freestanding sign or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
 2. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 3. The conditions of approval and ordinance or code provisions of planning application PA-02-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
 5. Show method of screening for all ground-mounted mechanical equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted electrical and mechanical equipment shall not be located in any landscaped setback visible from the street.
 6. All new construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure(s). Plans submitted for plan check shall indicate how this will be accomplished.
 7. Architectural elements shall be wrapped around to the side of building facades.
 8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 9. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, nor between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 10. Truck routes in general should be steered away from adjacent residential areas.

11. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
12. The applicant shall provide one additional space in the northerly parking row furthest from the street, subject to Planning Division approval.
13. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
- Eng. 14. Maintain the public right-of-way in a "wet down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
- Trans. 15. Construct northern commercial driveway approach at location specified on submitted site plan. Maintain minimum 2 feet from top of "X" dimension to projected property lines. Refer to City standard for Type II drive approach for details.
16. Relocate southerly drive approach to maintain 2 feet minimum 2 feet from top of "X" dimension to projected property lines. Refer to City standard for Type II drive approach for details.
17. Relocate water meter to accommodate new northern commercial drive approach. Maintain minimum 2 feet from top of "X" dimension to relocated water meter.
18. Relocate "Do Not Pass" sign to accommodate new southern drive approach.
19. Maintain a minimum 20-foot wide drive aisle adjacent to southerly property line.
20. Relocate freestanding sign adjacent to northern drive approach to conform with City Ground Sign Requirements for visibility.
- PD 21. A list of security recommendations has been provided by the Police Department for the applicant's consideration.
22. No dog obedience training shall be permitted.

F. Earl Mellott & Assoc. Inc.
12752 Garden Grove Blvd.
Garden Grove, CA 92843
(714) 537-7403

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JAN 06 2004

January 4, 2004

TO: Mr. Mel Lee
City of Costa Mesa Planning Dept.

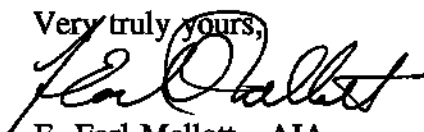
Re: Time extension request for PA-02-26 located at 125 Mesa Drive, Newport Harbor
Animal Hospital

FROM: F. Earl Mellott & Assoc. Inc.
12752 Garden Grove Blvd. Ste 100
Garden Grove, CA 92843

Dear Mr. Lee,

I am requesting a time extension on planning application PA-02-26, which expires on January 6, 2004. We are currently in plan check and nearing approval. We have received corrections from the City and should have them back for final approval shortly. The City of Costa Mesa must then verify that all changes meet their criteria. We anticipate that this could take some additional time. We are requesting at least thirty days time extension.

Very truly yours,



F. Earl Mellott, AIA
Architect

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

January 13, 2004

JAN 15 2004

Mr. Mel Lee
Planning Department
P.O. Box 1200
Costa Mesa, CA 92628RE: Building Expansion
Newport Mesa Animal Hospital
125 Mesa Drive, Costa Mesa

Dear Mel:

This letter is in follow up to our conversation in the December 2003. My Name is Luke McDaniel and I am the owner and one of the residents of 141 Mesa Drive. My property is a 3-unit residential property that borders 125 Mesa Drive (Subject Property) to the east.

It is my understanding that the owner of the subject property is planning an approximate 5,000 SF expansion of the animal hospital. I am concerned this expansion will negatively impact my property, and I request the Planning Department require the hospital to install a decorative block wall and landscape screening to buffer my property from the animal hospital as part of the expansion plans.

The reasons for the requests are as follows:

- Dogs barking at all hours of the night. The barking is more bothersome in the summer when the windows are open; however, it is all year around. Both of my tenants have complained to me about the noise keeping them up at night.
- Late night (emergency) phone. Rings at various times through out the night. The ringing is loud and can be heard in all three units at my residence. I thought the ringing was coming from the U-HAUL facility until I called the hospital to complain about the dog barking, and I could hear the phone ringing from outside.
- Early morning weekend trash pick-up. The trash truck drives down the eastern drive that borders my property. It's loud, it's early, and it wakes you up.

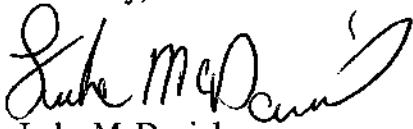
If a block wall and appropriate landscaping are installed, I believe it will subdue the noise and create a softer transition from the commercial use of 125 Mesa Drive to the residential living space of my property.

In addition to the noise, the lack of landscaping is particularly unattractive. My house is the first residential property as you turn east on Mesa Drive from Newport Blvd. The first thing you see as you pass Dick Churches Restaurant is an unattractive wooden fence with out any landscaping that separates my property from the hospital property.

If a decorative block wall and adequate landscaping were to be installed along the subject property's eastern property line, I think it would improve the aesthetics of Mesa Drive, pronounce the starting of the residential neighborhood, and provide a noise buffer to my property.

I hope you will strongly consider my requests and I look forward to your positive response to this letter. Please do not hesitate to call me with any questions at home 949-645-2077 or at the office 949-930-9345.

Sincerely,



Luke McDaniel



CITY COUNCIL AGENDA REPORT

MEETING DATE: 01/06/03

CONTROL NO: 02-000394

ITEM NO:

**SUBJECT: PLANNING APPLICATION PA-02-26 (NEWPORT HARBOR ANIMAL HOSPITAL)
125 MESA DRIVE**

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER (714) 754-5611

RECOMMENDED ACTION

The Planning Commission recommends approval of the project.

BACKGROUND

This planning application is a master plan for construction of a 6,000 square-foot addition to the existing Newport Harbor Animal Hospital with a minor conditional use permit to allow a reduction in required parking (46 spaces required; 39 proposed), and to allow compact parking spaces (a maximum of 10% allowed; 10% proposed).

On December 9, 2002, Planning Commission, on a 5 to 0 vote, recommended approval of the master plan to City Council.

ANALYSIS AND DISCUSSION

As discussed in the Planning Commission staff report, the property is zoned PDC (Planned Development Commercial). In the PDC zone, proposed development is subject to approval of a master plan, under which Planning Commission makes a recommendation to City Council for final action. In this case, the master plan involves a 6,000 square foot expansion to an existing 5,438 square foot animal hospital, which was originally constructed in 1946. The addition consists of new exam and treatment areas. The existing building will be used for office space, storage, and kenneling. The building addition is proposed to match the existing building in terms of materials and architecture. The addition will be set back sufficient distance from adjacent residential properties so as to be reasonably compatible and harmonious.

There are approximately 26 trees on the site, 11 of which are proposed to be removed to accommodate the building and parking lot improvements. A condition of approval has been incorporated requiring that the trees to be removed are replaced on a 1-to-1 basis.

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The applicant is proposing 39 standard parking spaces and four compact parking spaces on site. Condition of approval number 12 requires that an additional standard space be provided in the westerly parking row furthest from the street, for a total of 40 spaces. Because code requires 46 parking spaces (4 spaces per 1,000 square feet of floor area) for the use, the applicant is requesting a reduction in the required parking.

Code Section 13-89.5 (Reduction in Parking Requirements) allows required parking for nonresidential land uses to be reduced where it can be demonstrated that the provided parking will exceed the demand for the use. The applicant has provided a detailed description of the parking characteristics for the use, which is attached to this report. Based upon this information, Planning Commission determined that the reduction in parking will not adversely affect surrounding properties and uses and will not create on-site parking congestion problems and that approval of the parking reduction is justified.

ALTERNATIVES CONSIDERED

The available alternatives are:

- (1) Approve the project as recommended by the Planning Commission. This would allow the applicant to construct the project as proposed.
- (2) Deny the project. This would not allow the expansion to be constructed as proposed. The applicant could not submit substantially the same type of application for 6 months.
- (3) Approve with additional or amended conditions.

FISCAL REVIEW

No fiscal impact.

LEGAL REVIEW

Legal review is not necessary.

CONCLUSION

The Planning Commission recommends approval of the project because it complies with the intent of the City's code requirements, including parking, the proposed project will expand needed veterinary facilities, and the proposed project will be compatible and harmonious with the surrounding buildings and uses.

DEPARTMENT DIRECTOR:

Donald D. Lamm, Dep. City Mgr.-Dev. Svs. Director

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COPIES DISTRIBUTED TO:

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Dr. Ken Millian
Carpenter, Millian & Austin Co., L.P.
125 Mesa Drive
Costa Mesa, CA 92626

ATTACHMENTS:

Location Map
Plans and Photos
Draft City Council Resolution
Exhibit "A" Draft Findings
Exhibit "B" Conditions of Approval
Minutes from Planning Commission Meeting of December 9,
2002
Planning Staff Report
Planning Commission Resolution